

Jacumba

Overview

Commercial lands in Jacumba are located in two distinct areas. The primary area is concentrated along Old Highway 80 within the village. There is one additional spot of commercial designation located along Interstate 8, which consists of two gas stations and a mini mart. The uses in the village core include a hotel, restaurant and spa, a gas station and other small businesses. The existing development reflects the mixed uses, scale and design characteristic of the community's rural setting. There is no known physical constraint associated with these commercial lands, with the exception of high groundwater within the village area and lack of a sewer system.

Key Issues

- Existing infrastructure deficiencies currently limit growth potential
- Majority of future growth is tied to the possibility of a future specific plan, Jacumba Valley Ranch
- Generally, the community is in favor of additional development to assist in solving their infrastructure issues and revitalize the town center

Sponsor Group Direction

- Redesignation of commercial lands in the village area to Rural Commercial to reflect the rural character and small scale of the town
- Retain general commercial designation on existing commercial use adjacent to Interstate 8
- Recognize existing business uses along Old Highway 80, separate from the village area

Additional Staff Analysis/ Recommendations

Staff supports the Sponsor Group direction to prevent large scale commercial from developing along the main street within the village area. However, staff does not support designating two existing industrial type business uses due to their remote locations, which would create a spot application of industrial land use and the potential incompatibility with community character.

Planning Commission Recommendations

The Planning Commission concurs with staff's recommendations.

ERA Needs Analysis
(all numbers in gross acres)

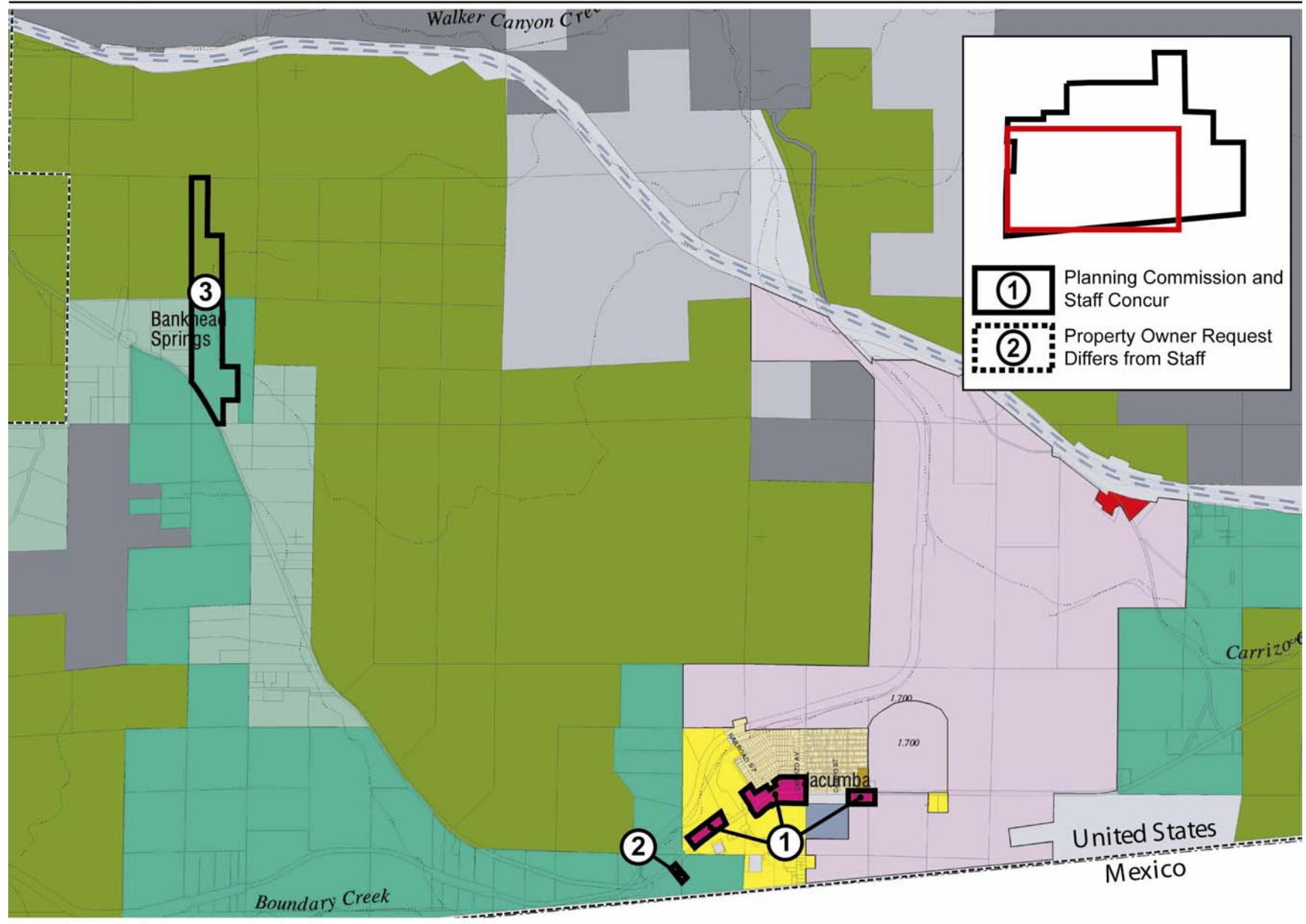
	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	9	48	39	60	51
Industrial ¹	25	254	229	359	334
Office ¹	9	2	(7)	0	(9)

¹Industrial and Office numbers are for the entire Mountain Empire subregion.

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

Jacumba (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1	<u>Staff</u> (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 18.4 acres <i>Current Use:</i> Commercial <i>Existing GP:</i> (13) General Commercial (14) Service Commercial	<ul style="list-style-type: none"> • Elimination of service commercial designation necessitated a change • Located along Old Highway 80 and in a village core • An extent and scale consistent with the projected need and supporting infrastructure • Compatible with community character • Designation enhances the town character and prevents large-scale commercial to develop in its place
2	<u>Staff</u> (RL-40) Rural Lands <u>Planning Commission</u> Concur with staff	Recognize existing business	No recommendation submitted	<i>Total Area:</i> 1.25 acres <i>Current Use:</i> Towing business <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Incompatible with community character • Spot application of an industrial designation
3	<u>Staff</u> (RL-40) Rural Lands (RL-80) Rural Lands <u>Planning Commission</u> Concur with staff	Recognize existing business	No recommendation submitted	<i>Total Area:</i> 67.41 acres <i>Current Use:</i> Dismantling yard and towing business on portion of parcel <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Incompatible with community character • Spot application of an industrial designation • Use not compatible with surrounding rural area.